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HUNTERS®

# Stepney Avenue, Scarborough

Offers Over £180,000



Welcome to this beautifully presented detached property, tucked away in a secluded cul-de-sac in the ever-popular Stepney area of Scarborough. Perfect for first-time buyers, couples, or small families, this home offers a stylish and comfortable living space that has been finished to a high standard throughout.

Step inside to a bright and inviting open-plan living and dining area, complete with a charming bay window that fills the space with natural light—ideal for both relaxing and entertaining. The modern kitchen features a walk-in pantry for added convenience, while two generous double bedrooms provide restful retreats. A newly fitted, contemporary bathroom adds a touch of luxury.

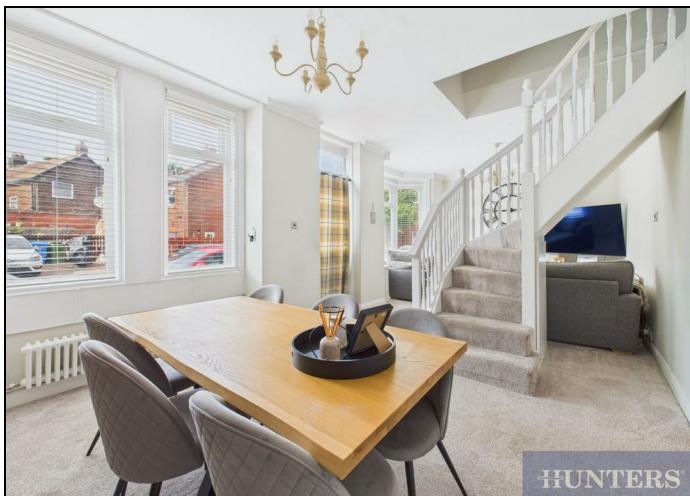
To the rear, a private courtyard garden offers low-maintenance outdoor space—perfect for relaxing or hosting guests.

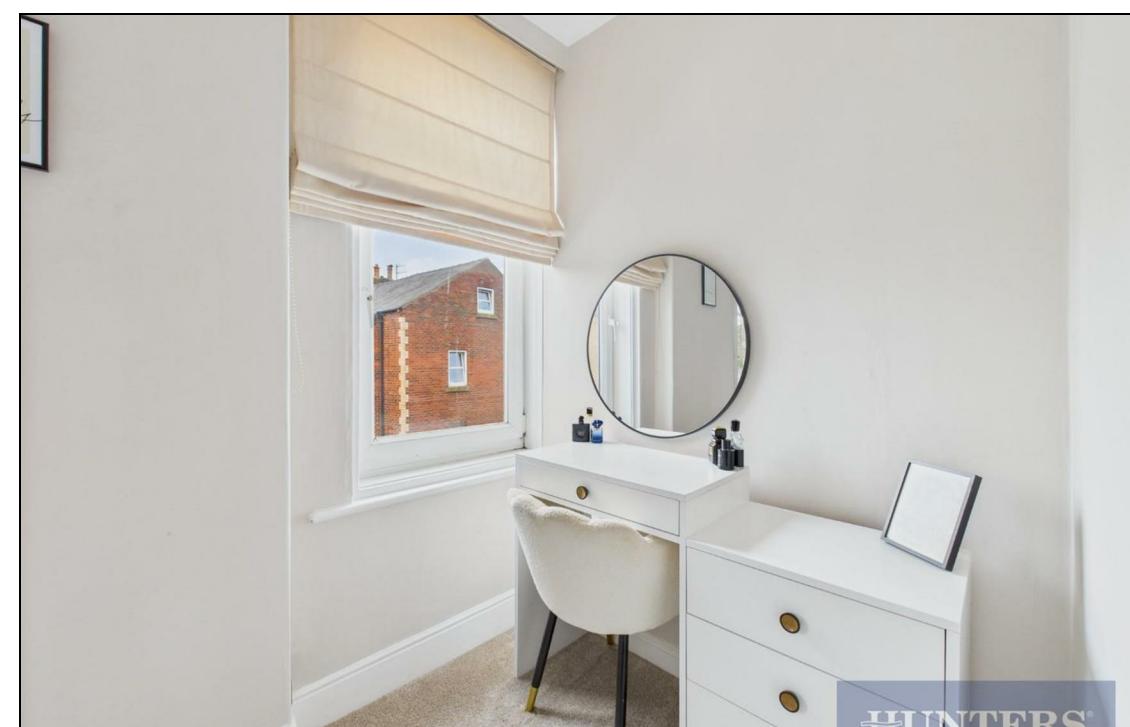
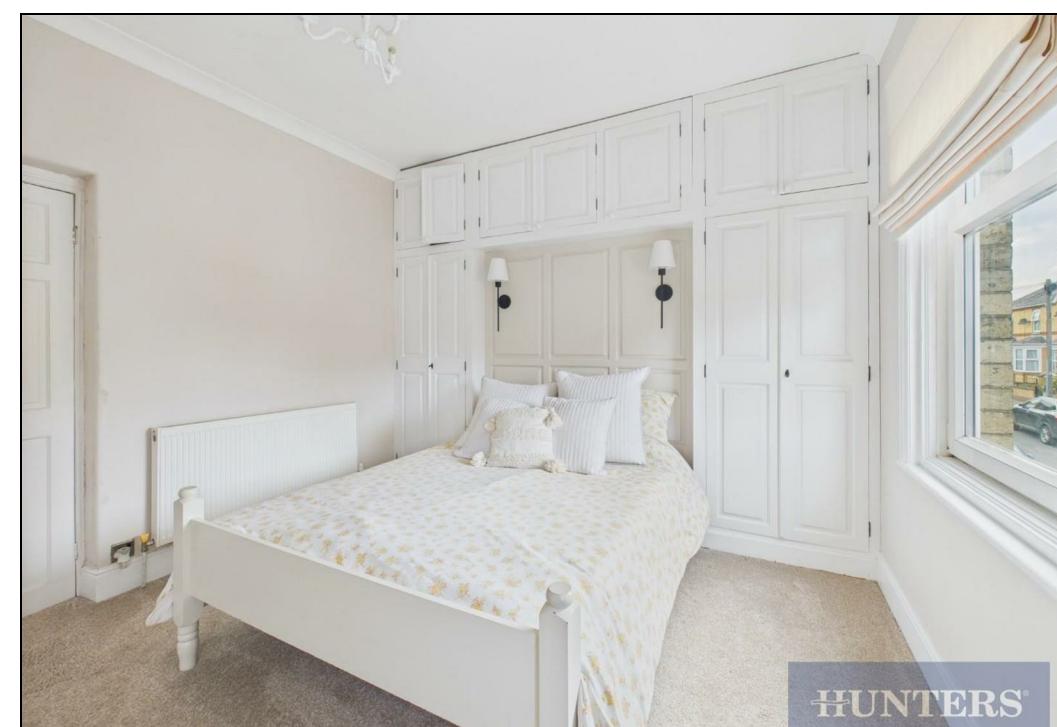
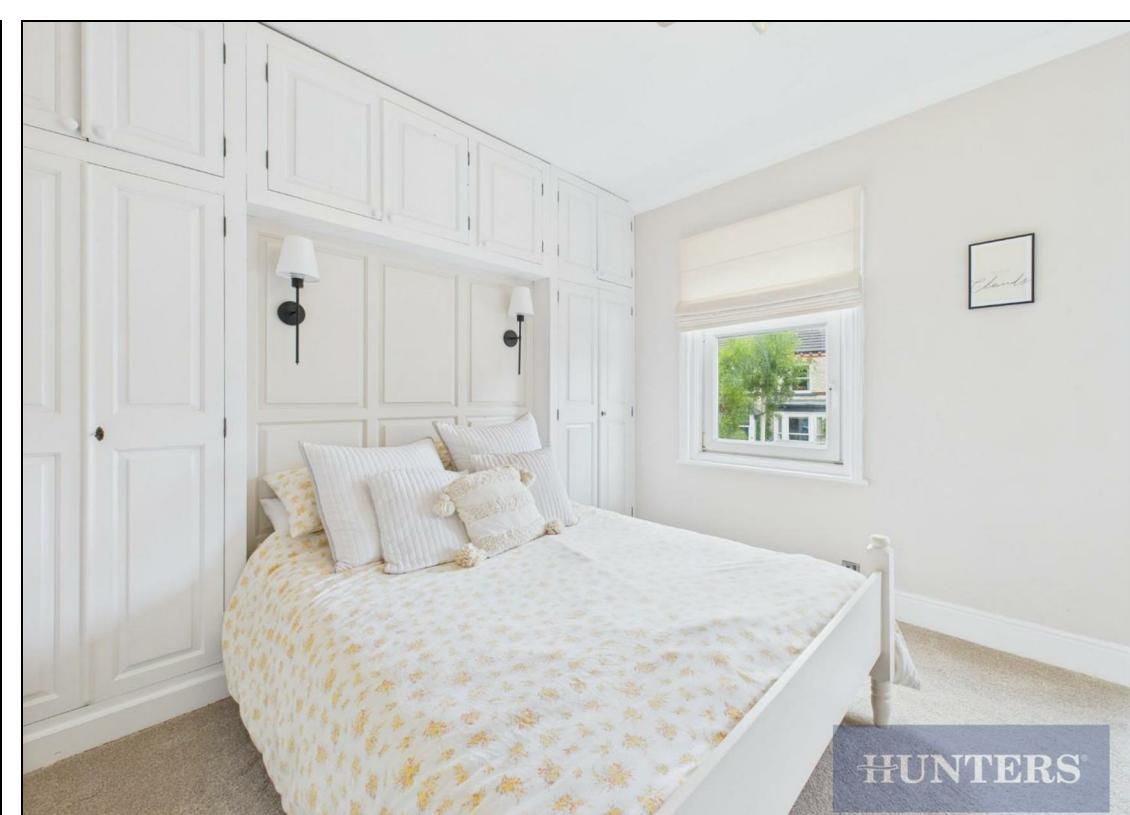
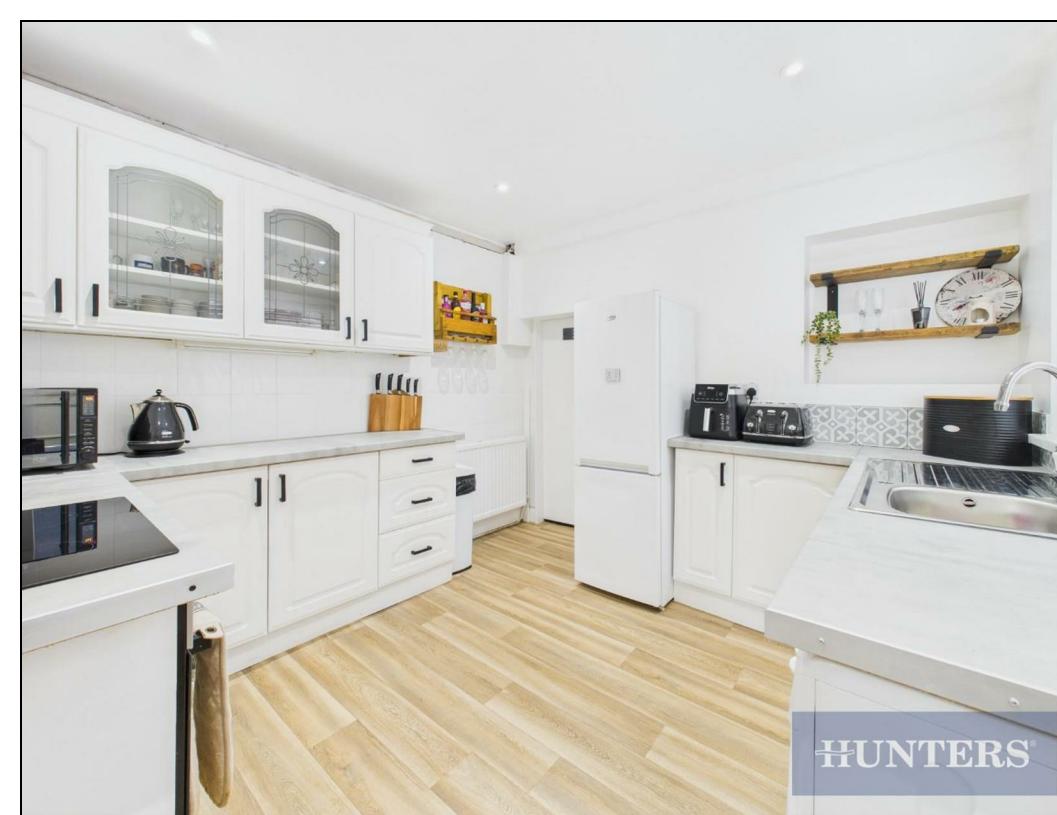
Well located, the property affords easy access to a wealth of local amenities and attractions, including Falsgrave Park, a popular junior school, local shops along Falsgrave shopping parade, and a variety of well-loved pubs, cafés, and restaurants. Scarborough Town Centre and the Train Station are also within close reach, making this a truly convenient and desirable place to call home.

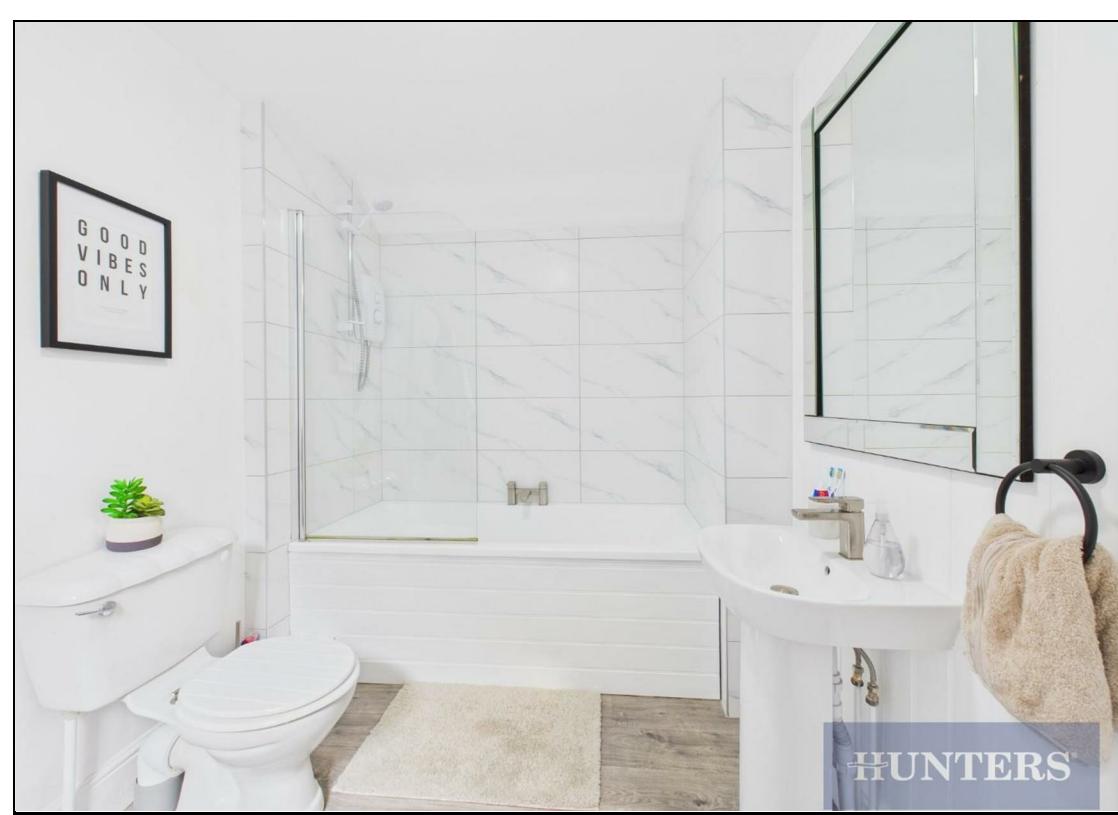
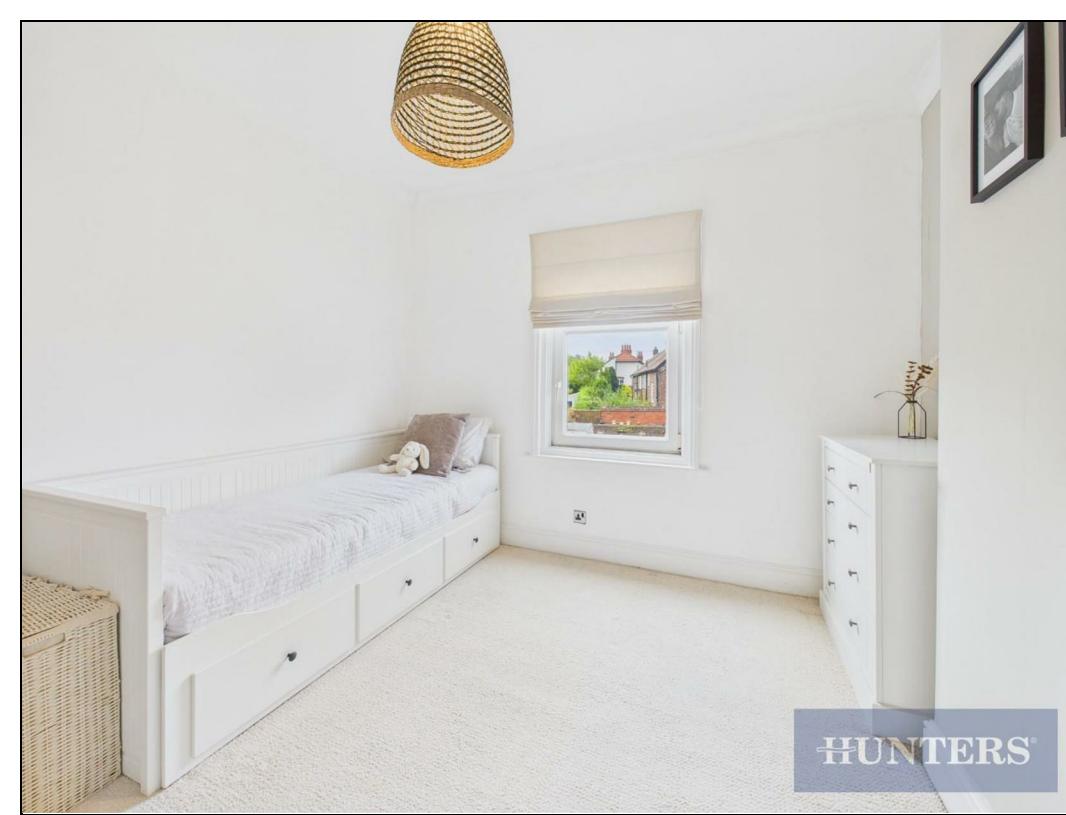
This property is not one to miss, call the office to arrange a viewing!

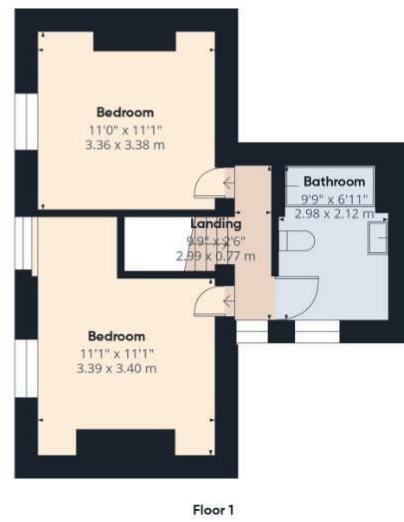
## KEY FEATURES

- Detached Home
- Open Plan Living/Dining Room
- Two Double Bedrooms
- Newly Fitted Bathroom
- Low Maintenance Courtyard
- Sought After Location









Approximate total area<sup>(1)</sup>

800 ft<sup>2</sup>

74.3 m<sup>2</sup>

Reduced headroom

2 ft<sup>2</sup>

0.2 m<sup>2</sup>

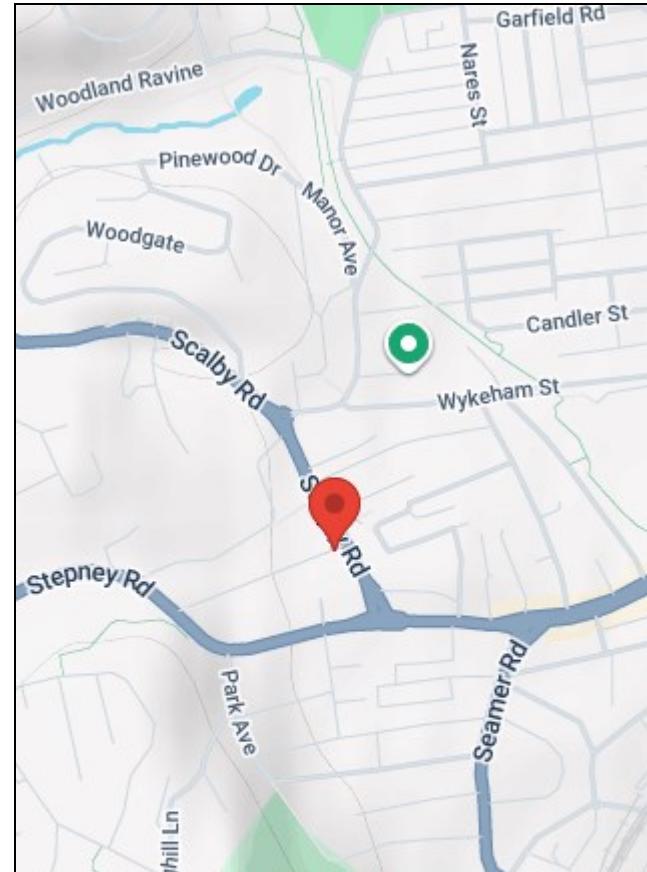
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC		

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33 Huntriss Row, Scarborough, YO11 2ED | [01723 336760](tel:01723336760)  
[scarborough@hunters.com](mailto:scarborough@hunters.com) | [www.hunters.com](http://www.hunters.com)



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